

Cantia

Arboricultural Services

Soft Landscaping Proposals

CAS/2021/169

For

Waltonwagner Ltd

Site

79 Avenue Road, London, NW8 6JD.

Boyd Saunders

Dip Arb L4- Tech 'Arbor A'

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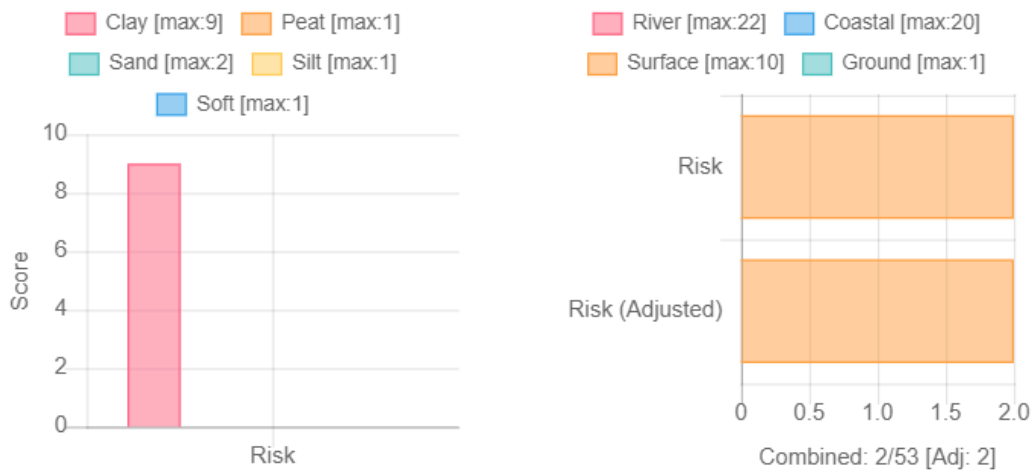
1.0 Soft Landscaping Proposal

Cantia Arboricultural Services have been asked to provide a soft landscaping plan to discharge condition 10 of the application for 79 Avenue Road, London, NW8 6JD.

Soft landscape proposals are based on the principles as set out in the landscape plan CAS/2021/169.

The brief was to provide a species selection of predominantly native species which would enhance the aesthetic contribution of the site, both to the property owners and within the public realm by providing additional screening, seasonal colour and habitat provision.

Soil analysis provided by Terrasure/Airbus revealed that the site has heavy clay content (5/9) with a low risk of surface flooding (2/53). These factors have been considered for species selection.



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2.0 Species Selection

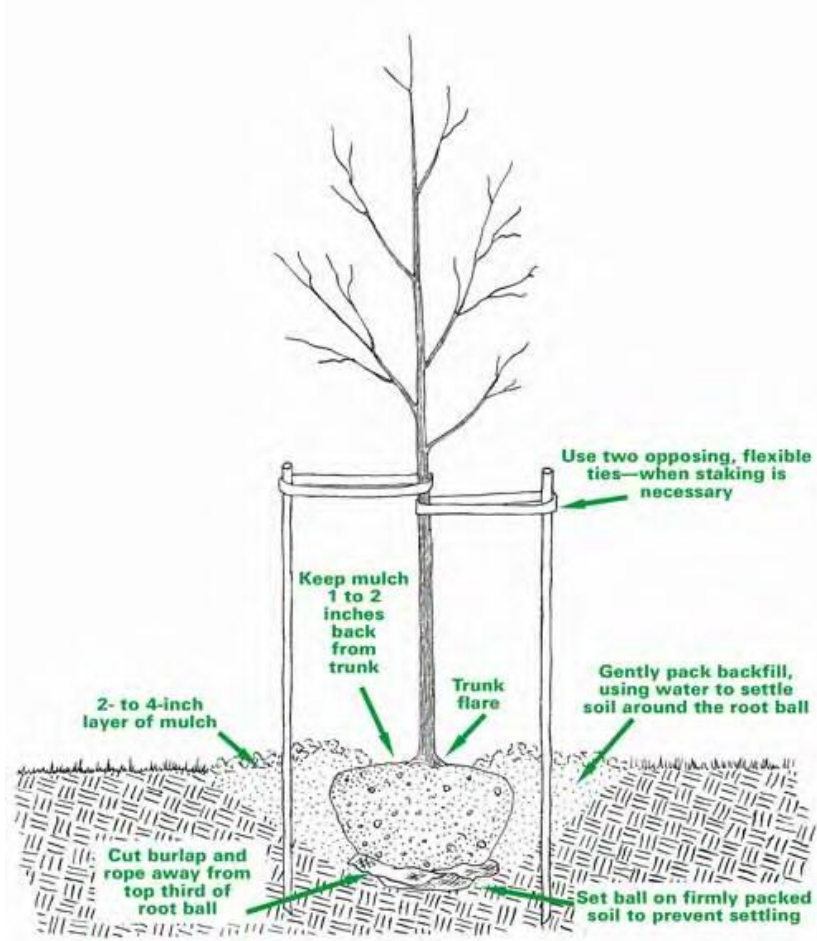
| Species | Size | Density |
|---|----------------------------------|--|
| Grassed Area | 303 sq m | As Required |
| <i>Acer campestre</i> 'lineco' – Field Maple | 10-12cm Girth Container Grown | Two Individuals |
| <i>Liquidamber Styraciflua</i> 'Slender silhouette' – Sweet Gum | 10-12cm Girth Container Grown | One Individual |
| <i>Magnolia x loebneri</i> Leonard Messel – Magnolia | 10-12cm Girth Container Grown | Three Individuals |
| <i>Prunus</i> 'Pink Perfection'- Flowering Cherry | 12-14cm Girth Container Grown | One Individual |
| <i>Carpinus betulus</i> – Hornbeam Hedging | 90cm Whips | 80 Individuals (Planted 4 per metre in double staggered line) |
| <i>Escallonia ivelyi</i> - Escallonia Hedging | 5L Pot – Container Grown | 48 Individuals (Planted 4 per metre in double staggered line) |

3.0 Planting and Implementation

Individual trees

Individual trees shall be planted as follows-

- Planting to be carried out between November and March.
- Trees should be planted in areas previously cleared of all weeds, grass and vegetation.
- The trees are to be of selected size, see planting schedule. Stock to be checked as per BS 8545
- Trees should be planted with root directors in planting holes at least 1.5 times the length of the root system or 1.2m x 1.2m (whichever is greater) and to a depth of 900mm. Topsoil should be mixed with a minimum of 20 litres of suitable tree planting compost and replaced carefully around the roots and lightly compacted every 150mm layer.
- Trees should be supported with a treated timber stake and rubber ties with adequate guards against rabbit/ deer.
- It is recommended that trees be maintained for a period of three years after planting. Ensure adequate watering and fertilising is carried out to ensure good establishment and an area around the tree of 1.5m is kept free from weeds.
- Failed planting to be replaced up to a period of five years.



Grassed Area

All turf products use following guidelines-

- All topsoil areas to be cleared of weed and detritus and rotovated to a depth of 100mm and cross harrowed to produce a fine tilth and consolidated lightly with a roller. Do not carry out ploughing, ripping or tipping of soil within branch spread of existing trees but prepare ground in a manner to avoid root damage.
- Unless otherwise stated finished levels of grassed areas shall be 50mm above any adjoining paving or kerb levels and 150mm below any damp course

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level. Levels shall be arranged to give gentle falls for drainage with any hollows developing post installation made good.

- Contractor should supply and spread a pre-germination fertiliser (turf areas only) at the manufacturers recommended rate and method.
- If required an approved herbicide may be applied.
- Turf should be supplied in accordance with BS 3969
- Turves should be wheeled to the required area on planks closely laid side by side. Laid directly onto the prepared surface and firmed into position in consecutive rows with broken joints closely butted together and to correct levels. A dressing of fine sandy soil should be applied and brushed into joints. Levels should be adjusted as and where required by raking or packing fine soil under turves.
- Any shrinkage should be dealt with applying fine sandy topsoil into the joints.
- Watering should avoid over use to prevent washing from soil joints, oscillating sprays or sprinklers are best used.

For seed products use following guidelines

- Light harrow and flat roll alternatively in two directions crosswise to produce a level fine smooth formed seedbed
- Collect all surface stones exceeding 10mm and remove from site
- Apply appropriate pre-seeding fertiliser and apply to manufactures rate
- Sow specified areas at the prescribed rate. Seed quantity should be halved and applied in two equal sowings in transverse directions
- Lightly harrow seed 2 times in two directions crosswise into the surface

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- Collect and remove all stones exceeding 10mm
- Finally roll 2 times with a light flat roller.

Any failed grass areas/depressions and or sinkage should be made good for a period of twelve months after initial installation.

Hornbeam Hedging

- Planting best carried out between November and March
- Dig trench 600mm wide and 250mm deep and add soil ameliorants to comply with BS 4428
- Whips to be 90cm high bare root healthy and vigorous to be planted in double staggered row with 450mm between each tree and 250mm between the rows with 4 No plants minimum per meter and supported by 750mm stake. Ensure whilst planting that the trees remain in a plastic and light proof bag to prevent drying out.
- Apply a proprietary poly-mulch 600mm wide around the base of the trees running the entire length of the new hedge, pegging around the base of each specimen and digging in at the edges to 150mm.
- The hedge is to be maintained for a period of 3 years following planting, ensuring adequate watering and fertilising is carried out to ensure good establishment and that all dead, diseased or damaged plants are replaced annually where required.
- Failed planting to be replaced up to a period of 5 years.

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Escallonia Hedging

- Planting best carried out between November and March
- Dig trench 600mm wide and 250mm deep and add soil ameliorants to comply with BS 4428
- Plants to be container grown in 5L pots, healthy and vigorous to be planted in double staggered row with 450mm between each tree and 250mm between the rows with 4 No plants minimum per metre.
- Apply a proprietary poly-mulch 600mm wide around the base of the trees running the entire length of the new hedge, pegging around the base of each specimen and digging in at the edges to 150mm.
- The hedge is to be maintained for a period of 3 years following planting, ensuring adequate watering and fertilising is carried out to ensure good establishment and that all dead, diseased or damaged plants are replaced annually where required.
- Failed planting to be replaced up to a period of 5 years.

Evidence of planting should be submitted to the LPA in order to satisfy and clear.

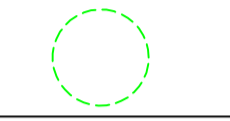
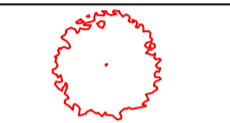
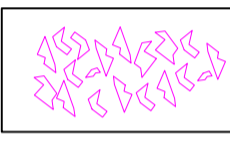

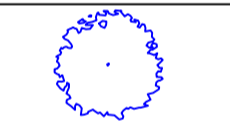
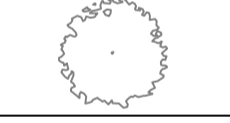
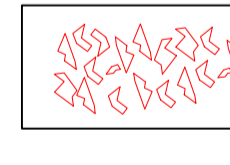
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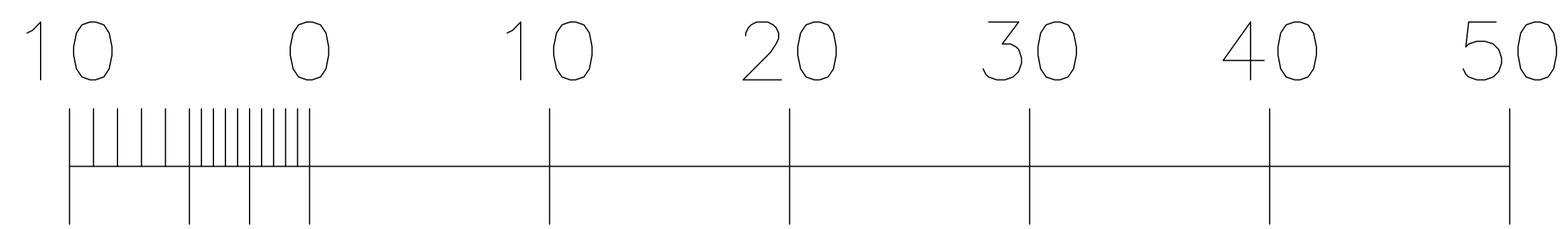
4.0 Maintenance Programme

| Season | Grass | Trees | Hedging |
|--------|---|---|---|
| Spring | Application of Lawn Feed & Moss control from beginning of April. Dress / re-seed patches. Bi-weekly cut | Re-apply mulch as needed. Apply fertiliser & fresh mulch (2-3") Water at intervals (frequency dependant on weather) to retain moisture in soil. | Re-mulching of beds(2-3") Application of fertiliser. Water at intervals (frequency dependant on weather) to retain moisture in soil. Trimming in late Spring if new growth is excessive. |
| Summer | Regular cuts at approx. 2.5cm | Water at intervals (frequency dependant on weather) to retain moisture in soil. Formative pruning of fruit species to take place July-August | Water at intervals (frequency dependant on weather) to retain moisture in soil. |
| Autumn | Seed patches Rake clean of leaves Apply Autumn feed | Apply fertiliser Rake / Remove fallen leaves. Re-apply mulch as needed (2-3") | Re-mulching of beds (2-3") Water at intervals (frequency dependant on weather) to retain moisture in soil. Trimming of annual growth to retain desired shape. |
| Winte | No Action | Formative pruning of non-fruit species must be undertaken in the dormant season (Dec-Feb) removing any sections of the canopy likely to lead to conflict between the tree and adjacent infrastructure, or any limbs which are likely to lead to bio-mechanical features indicative of problematic issues in later life eg rubbing branches. | No action required. |

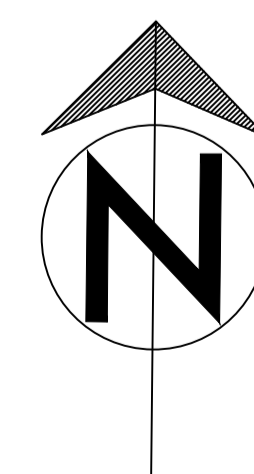
Planting Plan

KEY

-  Existing Tree / Canopy Cover
-  New Planting – Flowering Cherry (Prunus 'Pink Perfection')
-  New Planting – Hornbeam Hedging (Carpinus betulus)
-  New Planting – Magnolia (Magnolia x loebneri Leonard Messel)
-  New Planting – Field Maple (Acer campestre 'Lineco').
-  New Planting – Sweet Gum (Liquidambar styraciflua 'Slender silhouette')
-  New Planting – Escallonia Hedging (Escallonia ivelyi)



Metres



| | | | |
|--|-------------------|-----------------------------|-------------------|
| REV. | DATE | INITIALS | DETAILS |
| | | | |
| CLIENT Waltonwagner Ltd | | DWG. TITLE Planting Plan | |
| SITE 79 Avenue Road, London, NW8 6JD. | | | |
| DRAWN BY BJS | CHECKED BY BJS | SCALE 1:200 @ A1 | DATE June 2021 |
| DWG NO. CAS/2021/169 | | REV. | |

Please do not scale off this drawing. Tree locations not plotted to a topographical survey so locations cannot be confirmed, Dwg is to scale as indicated above.